VICINITY MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	158.50	S87°51'05"E
L2	76.54	S81°02'48"E
L3	7.99	S80°01'24"E
L4	216.02	S86°30'24"E
L5	26.81	N13°40'14"W
L6	53.67	N13°40'14"W
L7	122.16	N15°27'37"E
L8	192.28	N88°59'33"E
L9	92.17	N13°40'14"W
L10	176.30	N84°29'30"E
L11	7.55	N12°52'05"W
L12	81.40	N13°40'14"W
L13	168.55	S79°59'27"W
L14	86.92	N12°52'05"W
L15	119.33	S74°45'24"W
L16	114.35	S79°37'19"W
L17	56.00	S16°59'57"E
L18	18.64	S24°26'39"E
L19	5.00	S24°26'39"E
L20	5.00	S74°45'24"W
L21	113.04	S87°54'38"W
L22	24.23	S02°31'12"E
L23	24.23	S16°59'57"E
L24	78.82	S88°07'26"E
L25	98.34	S02°31'12"E
L26	18.01	S88°07'26"E
L27	110.89	S02°31'12"E
L28	100.00	S20°08'05"E
L29	33.93	S60°21'59"W
L30	178.68	N07°00'35"W
L31	63.66	S60°21'59"W
L32	148.36	N16°30'21"W
L33	102.89	S60°21'59"W
L34	135.72	N25°55'58"W
L35	95.25	S60°21'59"W
L36	135.00	N29°38'01"W
L37	82.15	S60°21'59"W
L38	135.00	N29°38'01"W
L39	43.14	S60°21'59"W
L40	31.86	S60°21'59"W
L41	53.91	N60°21'59"E
L42	75.00	N60°21'59"E
L43	75.00	N60°21'59"E
L44	75.00	N60°21'59"E
L45	135.00	N29°38'01"W
L46	75.00	S60°21'59"W
L47	135.00	N29°38'01"W
L48	75.00	S60°21'59"W
L49	75.00	S60°21'59"W
L50	135.00	N29°38'01"W
L51	75.00	N60°21'59"E
L52	69.53	S59°54'48"E
L53	87.13	N56°30'13"W
L54	61.05	N64°15'30"W
L55	132.50	S75°55'08"E
L56	82.10	N15°15'42"E
L57	88.82	N68°07'26"W
L58	73.98	N15°15'42"E
L59	32.51	N59°25'53"E
L60	9.63	N77°07'00"E
L61	157.45	S13°04'48"E
L62	58.02	N77°07'00"E
L63	143.32	S29°38'01"E
L64	18.79	S60°21'59"W
L65	32.33	S77°07'00"W
L66	44.04	N60°21'59"E
L67	134.00	S29°38'01"E
L68	75.00	S60°21'59"W
L69	75.00	N60°21'59"E
L70	134.00	S29°38'01"E
L71	75.00	S60°21'59"W
L72	75.00	N60°21'59"E
L73	134.00	S29°38'01"E
L74	75.00	S60°21'59"W
L75	75.00	N60°21'59"E
L76	134.00	S29°38'01"E
L77	75.00	S60°21'59"W
L78	39.63	N47°06'57"E

REFERENCES:

- DEEDS SHOWN HEREON.
- CABARRUS COUNTY TAX MAP 5518-01.
- PLAT FOR THE BOARD OF LIGHT AND WATER COMMISSIONERS FOR THE PROPOSED SANITARY SEWER ROCKY RIVER OUTFALL BY CONCORD ENGINEERING AND SURVEYING, INC. AS REVISED 12/04/86.
- PLAT ENTITLED "PROPERTY OF THE J.R. BLACKWELDER ESTATE, DATED JUNE 1945 MAP BOOK 7 PAGE 9 CABARRUS COUNTY REGISTER OF DEEDS.
- PLAT ENTITLED SECTION 1-A WOLF MEADOW ACRES DATED AUGUST 14, 1975 MAP BOOK 17 PAGE 32 CABARRUS COUNTY REGISTER OF DEEDS.
- PLAT ENTITLED "PEBBLEBROOK ACRES DATED 12-19-70 MAP BOOK 17 PAGE 30 RIGHT-OF-WAY INFORMATION OBTAINED FROM NCDOT RIGHT OF WAY AGENT ROBERT SWEENEY LOCATED AT THE ALBEMARLE, NC OFFICE.
- PLAT ENTITLED "BOUNDARY SURVEY FOR CODDLE CREEK VILLAGE, LLC PROPERTIES" DATED JULY 28, 2003 AND REVISED 8/5/2003 BY CONCORD ENGINEERING AND SURVEYING, CESI JOB NO. 011105.001.
- PLAT ENTITLED "EASEMENT SURVEY FOR N.C.D.O.T. ACCESS" FOR TURNBULL-SIGMON DESIGN, DATED MAY 5, 2003 CESI JOB NO. 011105.001.
- PLAT ENTITLED "EASEMENT SURVEY FOR N.C.D.O.T. ACCESS AND CITY OF CITY OF CONCORD UTILITIES" FOR TURNBULL-SIGMON DESIGN, DATED MAY 5, 2003 CESI JOB NO. 011105.001.
- GLENGROVE PHASE 1 SHEETS 1-14 BY TURNBULL-SIGMON DESIGN AS REVISED 1/15/2004.

CERTIFICATE OF ACCURACY

I, JAMES E. CRADDOCK, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE ANGULAR ERROR OF CLOSURE WAS 04" PER TURN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30, AS AMENDED; AND THAT

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MAY, 2004.

PROFESSIONAL LAND SURVEYOR

LICENSE NO. L-3039

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	15.14	930.00	S10°30'24"E	16.14
C2	73.06	930.00	S07°45'32"E	73.04
C3	73.06	930.00	S03°15'29"E	73.04
C4	73.06	930.00	S01°14'34"W	73.04
C5	72.77	930.00	S05°44'06"W	72.75
C6	121.47	930.00	S11°43'06"W	121.38
C7	75.05	870.00	S12°16'17"W	75.02
C8	51.27	30.00	S39°09'43"E	45.26
C9	115.67	370.00	N82°04'04"E	115.20
C10	82.31	370.00	N66°44'21"E	82.14
C11	19.48	430.00	N61°39'51"E	19.48
C12	70.97	430.00	N67°41'26"E	70.89
C13	70.94	430.00	N77°08'43"E	70.86
C14	73.03	430.00	N86°44'14"E	72.95
C15	5.50	370.00	S88°33'00"E	5.50
C16	2.05	430.00	S88°15'38"E	2.05
C17	43.29	30.00	S47°06'57"W	39.63
C18	65.83	870.00	S00°34'40"E	65.81
C19	97.34	870.00	S05°57'03"E	97.29
C20	89.18	870.00	S12°05'34"E	89.14
C21	2.19	30.00	S03°41'04"E	2.19
C22	1.79	30.00	N89°50'08"W	1.79

CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE GLENGROVE SUBDIVISION PHASE 1 PHASE 2 MAP 1 SUBDIVISION.

DATE 6/10/04 W.A. Seamon
DIRECTOR OF ENGINEERING

Street Blade:
[1] 4460 Triumph Dr SW at
3600 Valiant Av SW

J. E. RIDENHOUR
DB 274 PG. 62
5518-28-2268
SIDEWALK ESM'T
DB 4533 PG. 76

GLENGROVE
SUBDIVISION PHASE 1
PHASE 2
COMMON OPEN SPACE
0.007 AC

W. R. FURR
DB 470 PG. 464
5518-28-1164

W. R. FURR
DB 492 PG. 520
5518-28-1043

CHURCH OF GOD
DB 504 PG. 025
5518-27-1981

COMMON OPEN SPACE
GLENGROVE
SUBDIVISION PHASE 1
MAP 44 PG. 1

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

NOTES:

- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD, ERROR OF RAW CLOSURE 1:10,000+.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
- AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. PANEL 37025C0115D; EFFECTIVE DATED NOVEMBER 2, 1994.
- PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY GENERAL EASEMENT REFERENCED AT DB. 283, PG. 446.
- ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE 6-10-04 W.A. Seamon
CITY ATTORNEY

Active open space shall be provided in accordance with Section 6.5.3.1.2. Such improvements shall equal a total minimum financial investment of 200% of the pre-development tax value for the amount of dedicated land from the parcel from which the open space is being dedicated as required. The specified contribution shall be determined by the tax value of the parcel at the time final plat approval is granted. Such tax value shall consider zoning district changes that occur at any time up until final plat approval. Tax deferrals of any kind shall not be used in the calculation of the fees.

TOTAL GROSS AREA PH. 1 AND 2: 147.258 ACRES
TOTAL COST OF LAND: \$2,197,983.00
COST PER ACRE: \$14,926.07
10% OF TOTAL LAND AREA: 14.7258 ACRES
MINIMUM FINANCIAL INVESTMENT OF ACTIVE OPEN SPACE:
(14.7258)*(14,926.07)*(200%)=\$439,596.64 INCLUDING LAND AND IMPROVEMENTS

ACTIVE OPEN SPACE TO BE PROVIDED IN PHASE 2

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE GLENGROVE SUBDIVISION PHASE 1 PHASE 2 MAP 1 SUBDIVISION.

DATE 6-10-04 W.A. Seamon
DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF OWNERSHIP AND DEDICATION

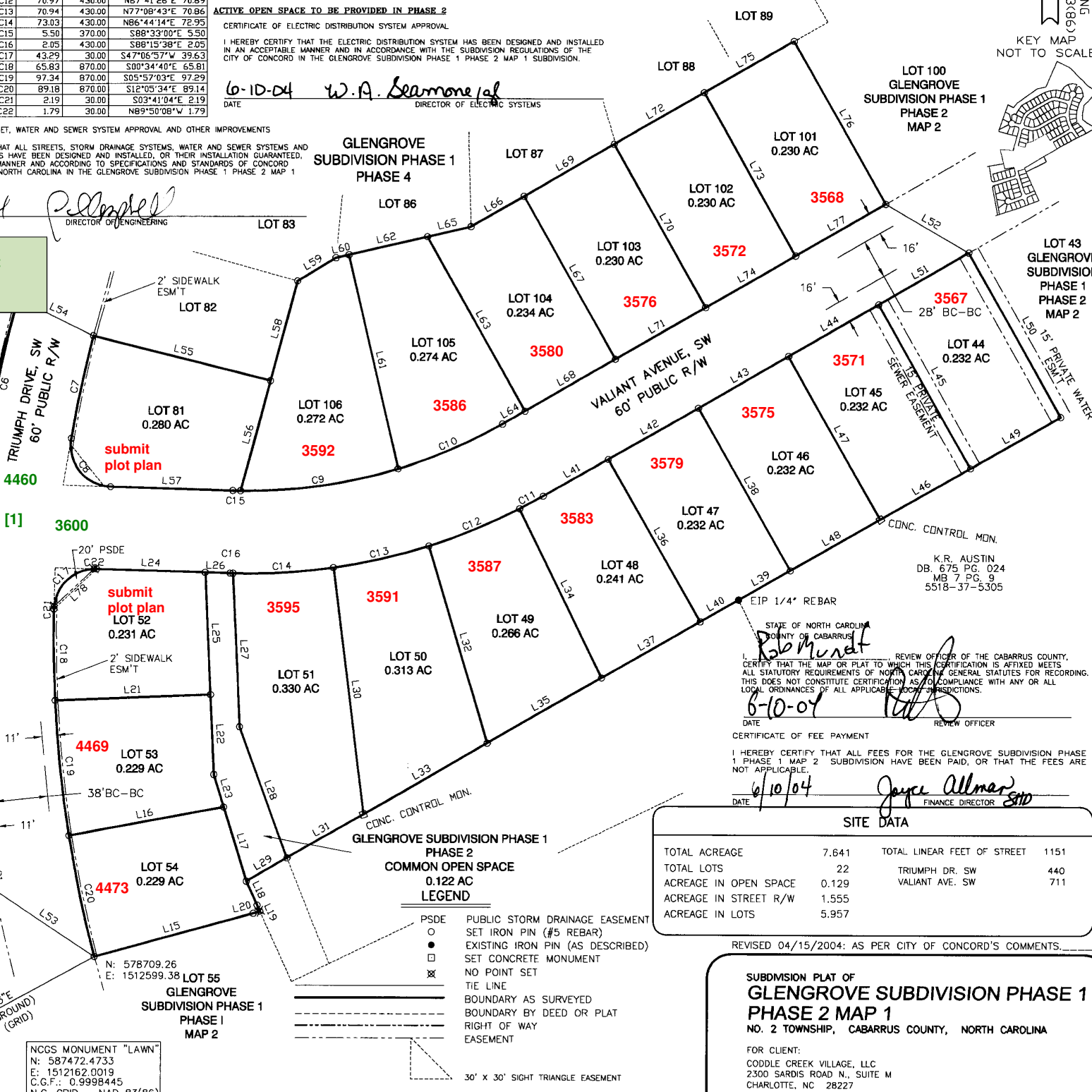
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER W.A. Seamon 5/20/04

OWNER

BASIS OF BEARING
N.C. GRID ~ NAD 83(86)

KEY MAP
NOT TO SCALE



STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Rob Murrell, REVIEW OFFICER OF THE CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

DATE 6-10-04 Joyce Allmar
REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 1 PHASE 1 MAP 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE 6/10/04 Joyce Allmar
FINANCE DIRECTOR

SITE DATA

TOTAL ACREAGE	7.641	TOTAL LINEAR FEET OF STREET	1151
TOTAL LOTS	22	TRIUMPH DR. SW	440
ACREAGE IN OPEN SPACE	0.129	VALIANT AVE. SW	711
ACREAGE IN STREET R/W	1.555		
ACREAGE IN LOTS	5.957		

REVISED 04/15/2004: AS PER CITY OF CONCORD'S COMMENTS.

SUBDIVISION PLAT OF
GLENGROVE SUBDIVISION PHASE 1
PHASE 2 MAP 1
NO. 2 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA

FOR CLIENT:
CODDLE CREEK VILLAGE, LLC
2300 SARDIS ROAD, N., SUITE M
CHARLOTTE, NC 28227

DATE: JANUARY 28, 2004
SCALE: 1" = 60'
JOB NO.: 030901_001
ACAD FILE: PH_2MAP_1.DWG

COMPUTED BY: CEG
DRAWN BY: CEG
CHECKED BY: JEC

CONCORD
ENGINEERING &
SURVEYING, INC.

ENGINEERS - SURVEYORS - PLANNERS
45 SPRING STREET SW
CONCORD, NC 28025
PHONE (704) 786-5404
FAX (704) 786-7454
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